

improvements to the real property except as otherwise provided in the real estate contract.

(b) ~~A residential property disclosure statement shall read as follows:~~

~~"RESIDENTIAL PROPERTY DISCLOSURE STATEMENT~~

~~Notice to Seller and Purchaser~~

~~The North Carolina Residential Property Disclosure Act requires the owner of residential real property consisting of 1-4 units, whenever the property is to be sold, exchanged, optioned, or purchased pursuant to a lease with option to purchase, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing certain conditions of the property. Certain transfers of residential property are excluded from this requirement by G.S. 47E-2, including transfers of residential property made pursuant to a lease with an option to purchase where the lessee occupies or intends to occupy the dwelling.~~

~~Property Address/Description: _____~~

~~The undersigned owner(s) of the real property described above disclose the following present conditions of the real property of which the owner(s) has actual knowledge with regard to:~~

~~1. Any abnormality or malfunctioning of the water supply or sanitary sewage disposal system:~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~2. Any damage to or abnormality of the roof, chimneys, floors, foundation, basement, or load-bearing walls, or any leak in the roof or basement:~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~3. Any abnormality or malfunctioning of the plumbing, electrical, heating, or cooling systems:~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~4. Present infestation of wood-destroying insects or organisms or past infestation the damage for which has not been repaired:~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~5. The real property's violation of zoning laws, restrictive covenants or building codes; any encroachment of the real property from or to adjacent real property; or notice from any governmental agency affecting this real property:~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~6. Presence of lead-based paint, asbestos, radon gas, methane gas, underground storage tank, hazardous material or toxic material (whether buried or covered):~~

~~☐ Yes ☐ None Known~~

~~☐ No Representations~~

~~If Yes, please describe _____~~

~~The purchaser and owner may wish to obtain professional advice about, or inspections of, the real property. The owner has a duty to disclose any~~